

County of Santa Clara

Department of Environmental Health

Consumer Protection Division

1555 Berger Drive, Suite 300, San Jose, CA 95112-2716

Phone (408) 918-3400 www.ehinfo.org



OFFICIAL INSPECTION REPORT

Facility FA0297126 - MILK TEA LAB		Site Address 1175 E JULIAN ST 40, SAN JOSE, CA 95116	Inspection Date 10/06/2025
Program PR0439011 - FOOD PREP / FOOD SVC OP 0-5 EMPLOYEES RC 2 - FP10		Owner Name MILK TEA LAB SJ LLC	Inspection Time 14:00 - 14:50
Inspected By DENNIS LY	Inspection Type FOLLOW-UP INSPECTION	Consent By MICHELLE YEUNG	

Placard Color & Score

GREEN
N/A

Comments and Observations

Major Violations

N/A

Minor Violations

N/A

Measured Observations

N/A

Overall Comments:

Follow-up inspection for facility closed due to cockroach infestation.

No evidence or signs of cockroaches activity was observed at time of inspection.

- Facility has completed required items on reopening checklist.
- Pest control service reports for 10/01/25 and 10/3/25 was reviewed that showed treatment was conducted. Service report from 10/3/25 notes no live activity. Per operator, the pest control services will continue at a frequency of twice a month.
- All affected areas noted during previous inspections has been cleaned and sanitized. Per operator, the entire kitchen and dining area has also been cleaned and sanitized.
- Previously opened foods stored in the facility have been discarded.
- Gaps, crevices, and openings have been sealed or eliminated.

Facility is OKAY to reopen.

Facility has change it's dba from Milk Tea Lab and is now operating as Lo Si Ding Noodle.

The current Environmental Health Permit is issued under the ownership of Milk Tea Lab SJ LLC.

Operator shall provide evidence that the ownership of facility has not changed.

If ownership has changed, facility is require to submit a facility evaluation application and permit application as the facility is operating without a valid permit. New permit will be subject to a 25% penalty fee.

Failure to comply within 48 hours will result in facility closure and additional enforcement, including but not limited to reinspection(s) and additional cost recovery fees.

A facility found to be in continued operation without a permit may incur a penalty of three (3) times the operating permit fee, and fee(s) for re-inspection(s) charged at the current hourly rate approved by the Santa Clara County Board of Supervisors. Penalties and fees incurred due to enforcement activities must be paid in full prior to the issuance of an operating permit.

Note: The addition/modification of any cooking equipment or equipment that requires plumbing connections as a result of the menu change will require submittal to this department's Plan Check for review and approval.

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FACILITY RE-OPENED / PERMIT REINSTATED

When required to determine compliance, a single reinspection will be conducted without additional charge. If subsequent reinspections are required, an hourly fee (minimum one hour) at the current rate approved by the Board of Supervisors will be assessed for each and every reinspection until the necessary changes or corrections are made. Unless otherwise noted by the inspector, all violations are to be corrected no later than **10/20/2025**. Any major change in menu or any change in ownership must have prior approval by this Department. This may require structural and/or equipment changes or remodeling to accommodate new operations.

Legend:

[CA]	Corrective Action
[COS]	Corrected on Site
[N]	Needs Improvement
[NA]	Not Applicable
[NO]	Not Observed
[PBI]	Performance-based Inspection
[PHF]	Potentially Hazardous Food
[PIC]	Person in Charge
[PPM]	Part per Million
[S]	Satisfactory
[SA]	Suitable Alternative
[TPHC]	Time as a Public Health Control



Received By: Michelle Yeung
owner
Signed On: October 06, 2025